RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Prepared by:
Security Title & Escrow Co., LLC
5228 N. Main St., Ste B-6
Spring Hill, TN 37174

Davidson County DEEDWARR
Recvd: 06/14/05 15:02 2 pgs
Fees:13.00 Taxes:462.50
20050614-0068043

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Katherine Dianne Byers,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Sang Thanh Nguyen,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Being Lot No. 22 on the Plan of Welch Meadows, Section 1, as of record in Book 3700, Page 34, said Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine Dianne Byers by deed recorded July 5, 1994 in Book 9397, Page 77, and recorded June 22, 1999 in Book 11537, Page 937, Register's Office of Davidson County, Tennessee.

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

Map & Parcel 147-04-0-099.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

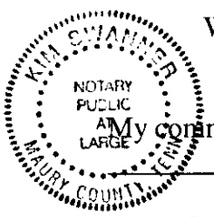
IN WITNESS WHEREOF, this conveyance has been executed on the 8 day of June, 2005.

Katherine Dianne Byers

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, **Katherine Dianne Byers,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 8 day of June, 2005.



NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
May 23, 2006

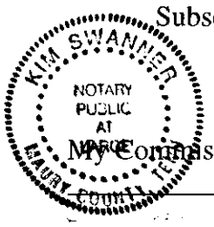
My commission expires: _____
STATE OF TENNESSEE

Notary Public

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 125,000.00.

Affiant

Subscribed and sworn to me, this 8 day of June, 2005.



NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
May 23, 2006

My Commission expires: _____
STATE OF TENNESSEE

Notary Public

NEW PROPERTY OWNERS:	PERSON RESPONSIBLE FOR TAXES:
Sang Thanh Nguyen	AmSouth Bank
4928 Jonquil Drive	2050 Parkway Office Circle
Nashville, TN 37211	Birmingham, AL 35244